



**DRAFT**  
**FY 2000-2004**  
**Consolidated Plan for the City of**  
**Scottsdale Community Development**  
**Block Grant (CDBG) Program**

**NOTE:** This document is currently open for public comment until March 20, 2000.  
Please submit all written comments to the City of Scottsdale, Community  
Assistance Office, ATTN: Consolidated Plan Comments, 7522 E. 1<sup>st</sup> Street,  
Scottsdale, AZ 85251.  
(or by e-mail to [pludwick@ci.scottsdale.az.us](mailto:pludwick@ci.scottsdale.az.us) )

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This DRAFT 5-Year Consolidated Plan, when adopted by the City Council, will incorporate by reference Scottsdale's *Section 8 Housing Agency Plan* and the Council-adopted *Strategy for the Creation and Preservation of High Quality, Safe and Affordable Housing*.



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## SECTION 1: MARKET CONDITIONS AND NEEDS ASSESSMENT

This section of the Consolidated Plan outlines the housing and community development needs in the City of Scottsdale. The primary focus of this section is identifying the number of low income households in Scottsdale by household size and type (i.e. – small elderly households, etc.). Particular emphasis is placed on those households that have housing problems, meaning those that are either cost burdened, overcrowded, or living in substandard dwellings.

This information is extremely helpful in long range planning for affordable housing resources and will become a critical component of the Maricopa County Consortium FY 2000-2004 Consolidated Plan. However, this data is less helpful in identifying the community development needs for the City of Scottsdale's Consolidated Plan, which focuses entirely on the utilization of Community Development Block Grant (CDBG) resources between FY 2000 and FY 2004. Therefore, to meet the regulatory requirements of 24 CFR §91205 (Housing and Homeless Needs Assessment) and §91.210 (Housing Market Analysis) as well as the practical objectives of the Consolidated Planning process, the City of Scottsdale's Needs Assessment has been divided into two sections:

- Section 1.1:** Affordable Housing Needs Summary, and
- Section 1.2:** Community Development Needs Summary.

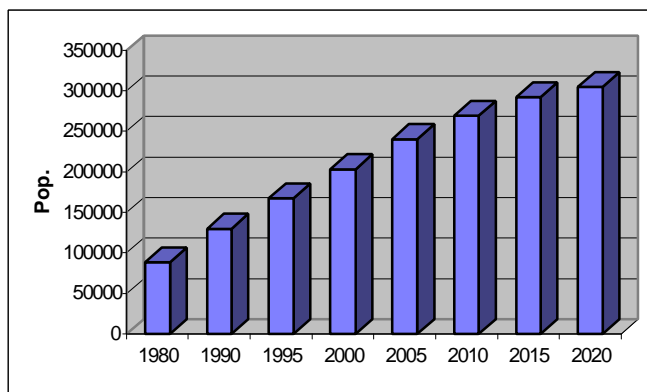
### SECTION 1.1: AFFORDABLE HOUSING NEEDS SUMMARY

The requirements of this section of the Needs Assessment have been met through the City of Scottsdale's participation in the Maricopa County Consortium Consolidated Plan. Additional housing needs in the City of Scottsdale have been identified in the City's July 1999 *Strategy for the Creation and Preservation of High Quality, Safe and Affordable Housing*. However, a summary of that information is provided below for regulatory purposes and for the convenience of the reader.

The City of Scottsdale is considered one of the fastest growing cities in the United States, which places a significant burden on the local housing market. Between the years of 1980 and 1990, Scottsdale's population exploded from 88,622 to 130,075; a 46.8% increase. In 1980, Scottsdale ranked 177<sup>th</sup> in population size nationally, jumping to a rank of 139<sup>th</sup> in 1990. The U.S. Census Bureau reported in November of 1997 that Scottsdale is now the *seventh* fastest growing city in the nation in terms of percentage of population growth in the 90's.

**Figure 1 - Scottsdale's Population Trends**

1980 to 2020

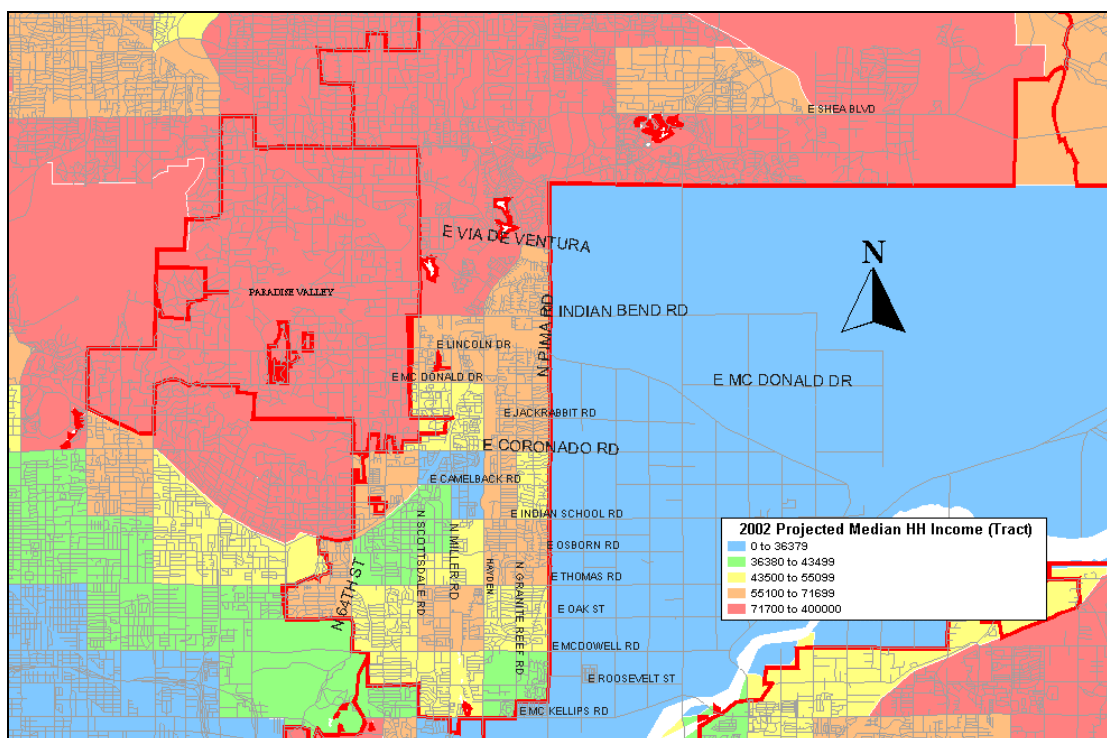


SOURCE: Maricopa County, 1995

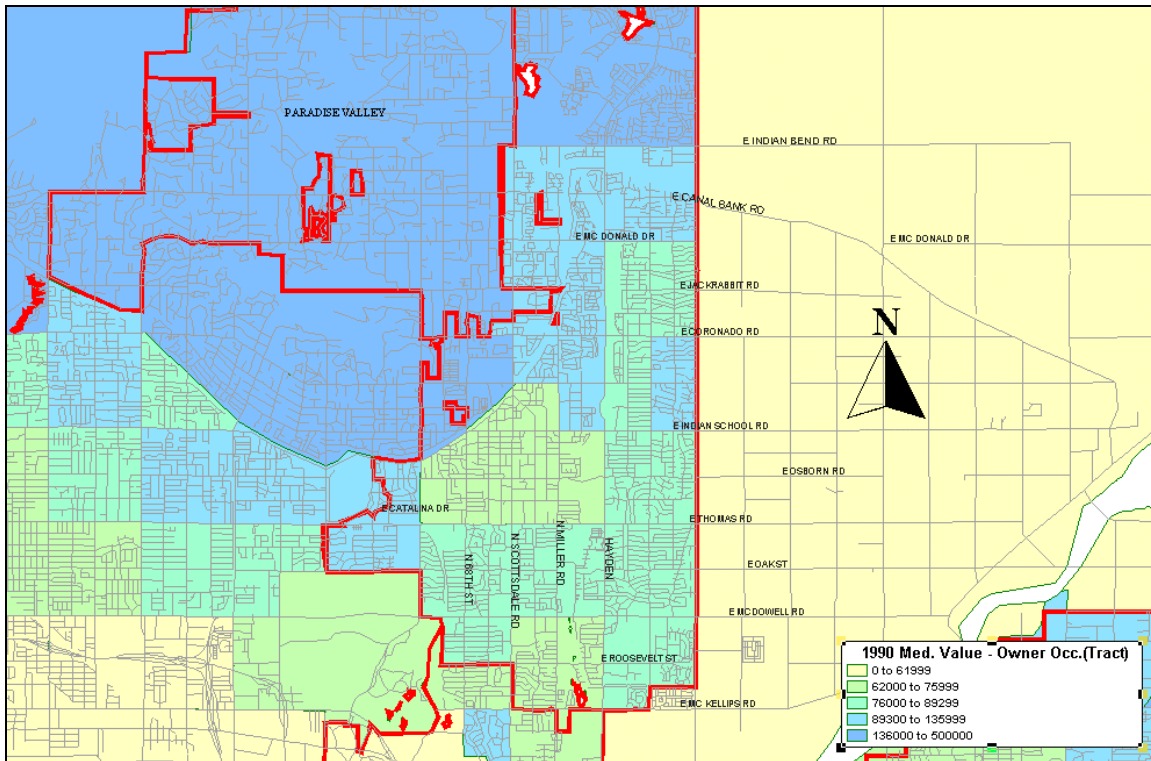
Median incomes vary quite substantially in Scottsdale with the varying types of households. For example, family households had a much higher median income in 1990 at \$48,202 while non-family households had a median income of only \$25,157, or 48% lower. With household income the determining factor behind what a household can afford in terms of housing, these figures become very telling.

Overall, Scottsdale has one of the highest median incomes in the country for a city of this size. In 1990, Scottsdale's median household income was reported in the U.S. Census at \$39,037. More recently, Scottsdale's 1998 median household income was estimated at \$56,000, a drastic increase over a period of only seven years. However, as detailed in the chart below, there are many households in Scottsdale with much lower incomes and the distribution of income level is widely spread.

Scottsdale had only 5.8% of its population living in poverty in 1990. However, the sheer number of persons living at or below poverty in 1990 equaled 7,583. An even more telling statistic is that over 61% of these Scottsdale residents are female and over 90%, or 6,856, are white. Fifteen percent of persons living in poverty, or a total of 1,160 persons, were over the age of 65. Of these seniors living in poverty, 958 or almost 83% were receiving public income assistance.

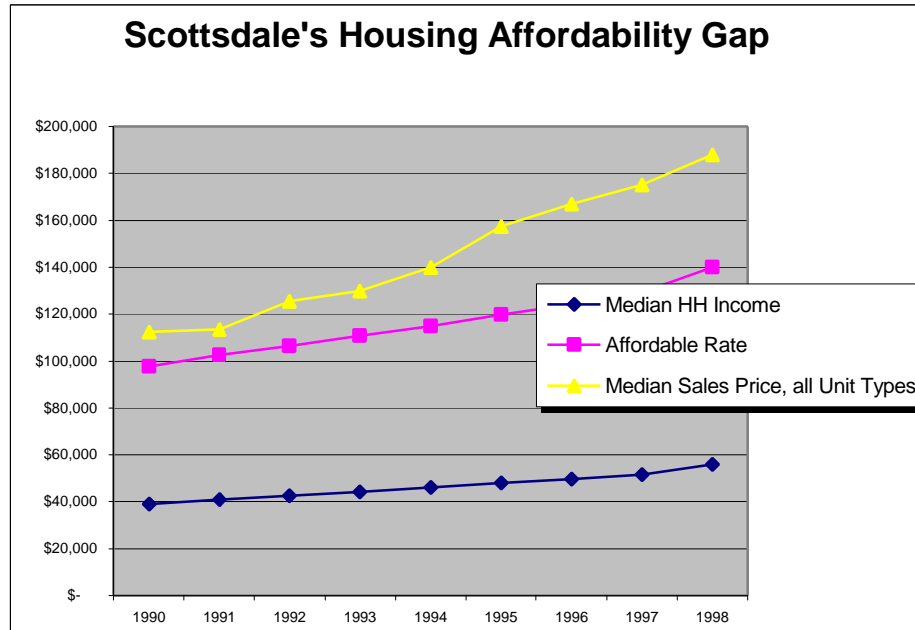


In 1990, the median sales price of Scottsdale's owner-occupied housing units was \$112,500 according to the Real Estate Center at Arizona State University. At that time, Scottsdale's median household income was \$39,037. The median household in 1990 could afford a home in the \$97,600 range<sup>1</sup>. The gap between median housing costs and what the median household could afford was \$14,900 using these benchmarks.



However, a potential homebuyer in the market for a home in Scottsdale today would have to pay far greater to achieve the goal of homeownership. In 1998, the median sales price of all owner-occupied housing units sold in Scottsdale was \$188,000. With an estimated 1998 median household income of \$56,000, today's median household can afford a home costing approximately \$140,000. The affordability gap in less than ten years has jumped from \$14,900 to \$48,000, a 222% increase. By industry standards, a household would need to gross at least \$75,200 annually to qualify for a mortgage to pay for the median priced home in Scottsdale. This is 30% higher than Scottsdale's median income.

<sup>1</sup> Assuming a general rule of 2.5 times gross income needed to qualify. Actual price range will vary based on funds available for downpayment and closing costs, other monthly debt payments and interest rate.



Rental rates are also high in Scottsdale for many of the same reasons that rents are escalating at the State and National level. With a large population influx and limited development opportunities, vacancy rates decline while demand for additional units increases. This, in effect, increases rents to levels that are unaffordable to many working households. In 1990, the U.S. Census reported that Scottsdale's median gross rent was \$597 for all rental units in the City. In December of 1997, a survey of 67 market-rate rental communities in Scottsdale representing 14,578 units was performed by the City of Scottsdale Community Assistance Office. The results of this survey show that market rents in Scottsdale averaged \$641.73 monthly for a one bedroom unit, \$769.84 for a two-bedroom, and \$1,041.61 for a three bedroom unit at that time. This survey was repeated 12 months later during December of 1998 and showed increases of 4%, 3% and 2% for a one, two and three bedroom unit, respectively (see chart below).

**Table 3 - Scottsdale Recent Market Rent Survey**  
Dec. 1997 to Dec. 1998

	Dec-97	Dec-98	% Change
1 BR	\$ 641.73	\$ 665.02	4%
2 BR	\$ 769.84	\$ 793.17	3%
3 BR	\$ 1,040.61	\$ 1,070.97	3%

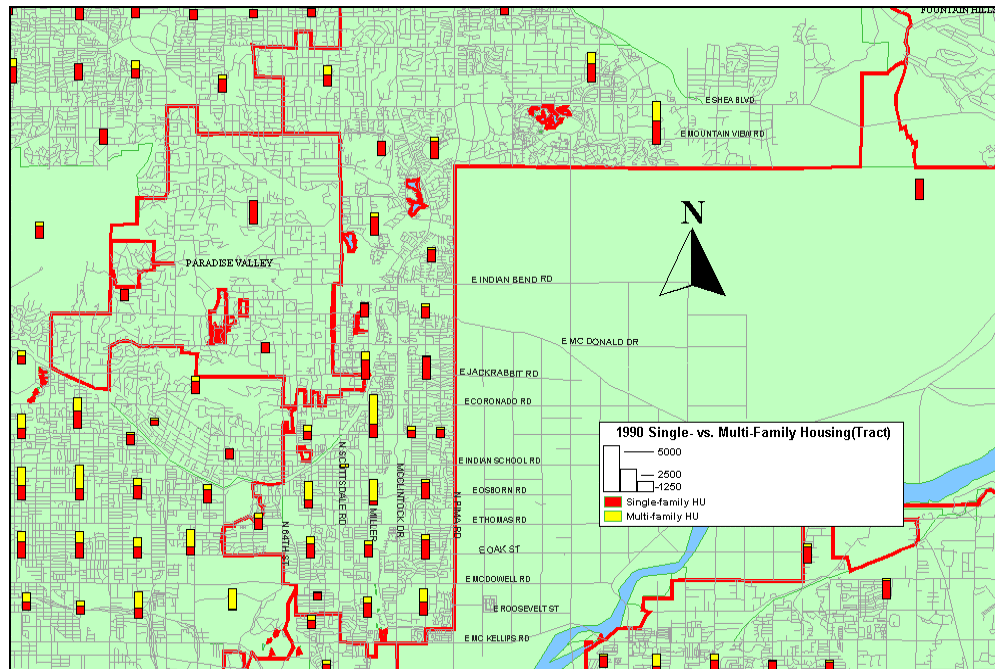
SOURCE: City of Scottsdale Community Assistance Office

Additionally, land available for the development of multi-family housing is quickly disappearing. A special report prepared by the City of Scottsdale's Community Planning Department shows that Scottsdale has approximately 700 acres of available land for multi-family development. This land will potentially increase the number of units by 12,500. Assuming that the pace of multi-family development remains consistent with the level of growth experienced so far in the 1990's, the City will completely build out it's available multi-family land by 2005.

Expiring Section 8 Units: The City of Scottsdale currently has six privately owned multi-family

residential properties that are currently under a HUD subsidy agreement which keeps rents at an affordable level (typically below 80% of the area median income). These six properties represent 355 total units of affordable housing. For each subsidy, the term of the agreement between the property owner and HUD is limited and subject to expiration. Because of the fact that each subsidy is structured differently and each subsidy has a different expiration date, the level of risk for losing the affordability of these units varies considerably. No resources are available locally to address this situation, and no federal resources have been identified to replace existing project-based subsidies. A detailed description of these properties can be found in the *City's Strategy for the Creation and Preservation of High Quality, Safe and Affordable Housing*, which is located on the internet at:

[www.ci.scottsdale.az.us/communityassistance/affordablehousingstrategy.asp](http://www.ci.scottsdale.az.us/communityassistance/affordablehousingstrategy.asp)



So how many households in Scottsdale are in need? These figures have been developed through data from HUD and the U.S. Census Bureau and broken down by income group as per 24 CFR §91.205(b)(1): A summary description of these needs are presented below. All corresponding need data and priority determinations are presented in HUD Table 2(a), found in Section 2 of this Consolidated Plan.

### **Extremely Low-Income Household Needs (Below 30% of Median Income)**

It is estimated that a total of 4,934 households or 5.4 percent of all households in Scottsdale are comprised of extremely low-income persons (earning less than 30 percent of the median income) with housing problems of some sort.

Of the 3,100 extremely low-income renter households projected to have housing problems in FY 2000, 31 percent are elderly (over the age of 62), 23 percent are comprised of small households (2-4 persons), 2 percent are comprised of large households (5 or more persons), and 43 percent are comprised of one-person households. Of those 1,849 extremely low-income owner households with problems in 2000, 54 percent are elderly and 46 percent are non-elderly.



By FY 2000, it is estimated that an additional 742 extremely low-income owner and renter households will have problems, representing an annual average addition of approximately 149 households.

More accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 4,194 extremely low-income households are in distress, with 63 percent comprised of renters and 37 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

The available data indicated that minorities were more apt to comprise those households earning less than 50 percent of the area median as follows: Blacks (not Hispanic) at 21 percent more likely; Hispanics at 64 percent more likely; Asians less likely; and Native Americans at 185 percent more likely.

As a general rule, the likelihood of minority renter and owner households earning under 30 percent of the median in the region to be experiencing housing problems was less likely than all households with problems.

#### **Low-Income Household Needs (Between 31% and 50% of Median Income)**

It is estimated that a total of 4,920 households or 5.4 percent of all households in Scottsdale are comprised of very low-income persons (earning from 31 to 50 percent of the median income) with housing problems of some sort.

Of the 3,174 very low-income renter households projected to have housing problems in FY 2000, 29 percent are elderly (over the age of 62), 30 percent are comprised of small households (2-4 persons), 2 percent are comprised of large households (5 or more persons), and 39 percent are comprised of one-person households. Of those 1,754 very low-income owner households with problems in 2000, 50 percent are elderly and 50 percent are non-elderly.

By FY 2004, it is estimated that an additional 740 very low-income owner and renter households will have problems, representing an annual addition of approximately 148 households.

More accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 3,258 very low-income households are in distress, with 66 percent comprised of renters and 32 percent comprised of owners.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

#### **Moderate-Income Household Needs (Between 51% and 80% of Median Income)**

It is estimated that a total of 7,532 households or 8.3 percent of the households in Scottsdale are comprised of other low-income persons (earning between 51 to 80 percent of the median income) with housing problems of some sort.

Of the 4,216 other low-income renter households projected to have problems in FY 2000, 24 percent are elderly (over the age of 62), 34 percent are comprised of small households (2-4 persons), 4 percent are comprised of large households (5 or more persons), and 43 percent are comprised of one-person households. Of those 2,993 other low-income owner households with problems in 2000, 36 percent are elderly and 64 percent are non-elderly.

By FY 2004, it is estimated that an additional 1,134 other low-income owner and renter households will have problems, representing an annual addition of approximately 227 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

More accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 2,152 other low-income households are in distress, with 34 percent comprised of renters and 66 percent of owners.

The available data indicated that Blacks were 30 percent more apt to comprise those households earning between 51 to 80 percent of the area median in the region compared with all households in this income bracket.

An inspection of information contained in the 1990 CHAS data supplied by HUD indicated that the likelihood of minority renter- and owner- households earning 51 to 80 percent of the county median in the region to be experiencing housing problems was equivalent or less than all households with problems.

#### **Middle-Income Household Needs (Between 81% and 95% of Median Income)**

It is estimated that a total of 2,669 households or 3 percent of the households in Scottsdale are comprised of moderate income persons (earning between 81 to 95 percent of the median income) with housing problems of some sort.

Of the 1,042 moderate-income renter households projected to have problems in FY 2000, 24 percent are elderly (over the age of 62), 32 percent are comprised of small households (2-4 persons), 3 percent are comprised of large households (5 or more persons), and 40 percent are comprised of one-person households. Of those 1,613 moderate-income owner households with problems in 2000, 20 percent are elderly and 80 percent are non-elderly.

By FY 2004, it is estimated that an additional 402 moderate-income owner and renter households will have problems, representing an annual addition of approximately 80 households.

The distribution of persons and families with housing problems and or cost burdened in 1990 was presumed to remain the same for the five year period covered in this report.

More accurate indicators of housing distress in the region are derived from those households with problems and also severely cost burdened or paying more than 50% of their income for housing including utilities. Using these figures, note that 364 moderate-income households are in distress, of which 20% are renters and 80% are owners.

Table 2(b) indicated that percentage of minorities earning moderate income levels (81 to 95 percent of the area median) was generally less than the distributions evident from the population as a whole, with the exception of Native Americans where they were 70 percent more apt to constitute this income bracket.

## **SECTION 1.2: COMMUNITY DEVELOPMENT NEEDS SUMMARY**

This section has been developed based on input from the October 29, 1999 public hearing, held at the Scottsdale Civic Center Library, as well as the January 27, 2000 Public Hearing held at Horizon Park Community Center. Data collected from service agencies through a Consolidated Plan Survey Instrument (attached) was also used, as well as information from the City of Scottsdale Capital Improvement Plan (CIP).

During the first public hearing, a call to the public was made for comments on housing and non-housing community development needs in Scottsdale. The attached survey instrument was distributed and the results from the attached survey were as follows:

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### **TOTAL SURVEY RESPONSES: 7 (23% response)**

#### **NEED CATEGORIES IDENTIFIED:**

**Affordable Housing: (6)**  
**Transportation: (5)**  
**Senior Services: (4)**  
**Employment: (3)**  
**Child Care: (2)**  
**Emergency Shelter: (2)**  
**Health Services: (2)**  
**Homelessness: (2)**  
**Legal Services (2)**  
**Homeowner Rehabilitation: (1)**  
**Substance Abuse: (1)**  
**Adult Education: (1)**  
**Domestic Violence: (1)**  
**Disabled: (1)**  
**Transitional Housing: (1)**  
**Youth Services: (1)**

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The information gathered through the survey responses was directed at service agencies. The reason for this was not to identify priorities, as most agencies listed their service as the number one priority in the community. The surveys were directed at service agencies as an attempt to gather information on the units of service that the current infrastructure of services could provide if resources were unlimited, and the amount of financial resources needed to meet that need.

However, only two responses made an attempt to quantify the need in those terms, even though the survey tool requested such information.

### 1.3 Consultation and Citizen Participation:

During the development of Section I and Section II of the Consolidated Plan, the City of Scottsdale consulted with housing service providers, social service agencies, health service agencies and homeless service providers through the survey instrument, the public hearing process, and through individual meetings with providers on needs and priorities as required in §91.100(a)(1). Scottsdale also consulted with the Arizona Department of Health Services via e-mail and the Children's Action Alliance via telephone on specific lead-based paint concerns in Scottsdale, as per §91.100(a)(2). No concerns were identified. The City of Scottsdale also distributed copies of the Draft Consolidated Plan to adjacent units of local government, to the Arizona Department of Commerce, and to the Maricopa County Community Development Department as per §91.100(a)(3) at the opening of the 45-day public comment period. Scottsdale also distributed a draft Consolidated Plan to the Maricopa Association of Governments (MAG) as per §91.100(a)(4). Scottsdale staff also met with a the Resource Program Manager of the Arizona Department of Economic Security's Division of Developmental Disabilities, District 1 on February 2, 2000. This individual also provided public testimony on the need for housing for individuals with developmental disabilities at the January 27, 2000 hearing. While the City of Scottsdale operates its Section 8 housing programs and CDBG programs within the same Community Assistance Office, consultation between both programs was inherent in the process of developing this plan. The list of all agencies that participated in the development of this consolidated plan includes:

- City of Scottsdale Community Assistance Office
- City of Scottsdale Vista del Camino Human Service Center
- City of Scottsdale Paiute Neighborhood Center
- Cities of Mesa, Tempe and Phoenix
- Area Agency on Aging
- Arizona Department of Commerce
- Arizona Department of Economic Security
- Arizona Department of Health Services
- Arizona Retirement Home of Scottsdale (Section 202)
- Beatitudes Center D.O.A.R.
- Central AZ. Shelter Services
- Children's Action Alliance
- Chrysalis Shelter
- Community Information and Referral
- Community Legal Services
- Community Services of Arizona
- Concerned Citizens for Community Health
- East Valley Addiction Council
- Foundation for Senior Living
- Jewish Family & Children's Service
- Maricopa County Community Development
- Parents Anonymous
- Plus 50 Placement Center
- Save the Family Foundation
- Southwest Human Development
- Tempe Community Action Agency
- The New Foundation
- United Food Bank

Only one Scottsdale resident presented public testimony as a citizen during the two public hearings. A summary of those comments are attached.

## **SECTION 2: Priority Analysis and Five Year Strategic Plan; FY 2000-2004**

This section of the Consolidated Plan outlines the specific non-housing and/or community development priorities and strategies that the City of Scottsdale will utilize during the FY 2000-2004 Community Development Block Grant (CDBG) allocation process<sup>2</sup>. The primary focus of this section is identifying a "priority determination" for each category eligible for CDBG funding. This section also adopts a series of goals, objectives, outputs and outcomes for the CDBG program during this five year period, and identifies a policy agenda for each respective goal. This section will also outline an anticipated structure for geographic investment throughout Scottsdale, in an attempt to target resources in the areas of the community where the greatest level of need exists.

This information is extremely helpful in long range planning for CDBG and other affordable housing and community development resources and will become a critical component of the Maricopa Consortium FY 2000-2004 Consolidated Plan.

This section of the 5 Year Consolidated Plan has been developed based on a series of public hearings related to housing and community development needs and priorities in Scottsdale. The first public hearing was held on October 29, 1999 which was attended mostly by service providers and experts on need in the community. The second public hearing was held on January 27, 2000 at the opening of the Human Services Commission meeting, a seven member citizen advisory commission to the Mayor and City Council. This priority analysis and strategy development has also been developed based on socio-economic and survey data provided in Section 1 of this report.

### **SECTION 2.1: Priority Analysis**

A priority determination has been assigned to both housing and non-housing needs in the city of Scottsdale, as represented in HUD Tables 2(a) and 2(b). While a housing needs prioritization is not required in the City's non-housing community development 5 Year Consolidated Plan, the City of Scottsdale included Table 2(a) to assist in the planning and development of housing-related CDBG activities, Section 8 program administration, and other related programs. For a copy of the priority needs Table 2(a) related to HOME Investment Partnerships (HOME) Program funding, contact the Maricopa County Community Development Department at (602) 240-2210.

#### Renter Household Priority Determination:

For small related households between 0% and 50% of the area median income, a HIGH priority determination was given primarily due to the fact that during initial qualification, Section 8 tenant-based assistance can only be given to households at this income level, which is a resource that Scottsdale currently administers. As of January 1, 2000, approximately 200 households at this income level were on the waiting list for Section 8 assistance. A MEDIUM priority determination was given to renter households between 51% and 80% of the median income for the purposes of this plan, not because of a lower level of need at this income level, but because of a lack of resources to serve this income range with rental assistance. Federal

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<sup>2</sup> While the priorities and strategies in this section are technically non-housing in nature, many of the activities undertaken with CDBG resources are, in fact, housing related (such as housing rehabilitation) and are represented in this section for the purposes of CDBG program planning. All other housing activities funded through the HOME program (such as new housing development) are represented in the Maricopa Consortium Consolidated Plan.

regulations inhibit serving a large number of renter households at these income levels due to a shift towards deeper income targeting as well.

Large related renter households between 0% and 50% of median income received a MEDIUM priority designation primarily due to low need numbers determined in the market analysis and due to a relatively low level of demand for services among large households. Large households between 51% and 80% of median income received a LOW priority determination due to a combination of limited demand and limited resources to serve this population.

Elderly renter households between 0% and 50% of median income received a HIGH priority designation due to the growing number of residents in this need category. Additionally, the City of Scottsdale estimates that 70-80% of the project-based federally-assisted properties in Scottsdale are occupied by very low income seniors. As the subsidies on these properties continue to expire over the next five years, the need for subsidy will become even greater. Elderly renter households between 51% and 80% of the median income received a MEDIUM priority designation due to the fact that the City of Scottsdale, with all available resources, will not likely be able to assist renters in this category during the time period covered in the Consolidated Plan.

All “other” renter households, which consist primarily of single person households and other households made up of unrelated individuals, received a HIGH priority designation in the 0% to 30% income category, and a MEDIUM priority designation in the 31% to 80% income category. A relatively high number of low income renter households in the “other” category were identified in the 51% to 80% income level. While resources are extremely limited to assist with rental assistance for these households, the City of Scottsdale hopes to utilize funds to assist with transitioning these households to homeownership. This applies to households in the small and large related household categories between 51% and 80% of median income as well.

#### Owner Household Priority Determination:

Scottsdale’s Year 2000 projection for the number of low income owner households in need of some form of housing-related assistance is 14,000. At an average household size of 2.3, this equates to 32,200 residents. Approximately 40% of these households fall into the 0%-30% income category, while just over 40% fall into the 51% to 80% income category. Both of these categories of households received a HIGH priority designation for that reason. The remaining 20% of low income owner households in need of assistance fall into the 31% to 50% of median income category, which received a MEDIUM priority designation. The City of Scottsdale expects to assist owner households in all three income categories during FY 2000-2004 with available CDBG resources.

**Table 2(a) – HUD-Required Format**  
*(Repeated From Section I for Reference Purposes)*

<b>PRIORITY HOUSING NEEDS (households)</b>		<b>Priority Need Level High, Medium, Low</b>		<b>Unmet Need</b>	<b>Goals</b>
Renter	Small Related	0-30%	H	774	516
		31-50%	H	1,067	181
		51-80%	M	2,028	15
	Large Related	0-30%	M	65	45
		31-50%	M	65	15
		51-80%	L	192	15
	Elderly	0-30%	H	1,193	150
		31-50%	H	1,248	85
		51-80%	M	1,286	10
	All Other	0-30%	H	1,374	200
		31-50%	M	1,269	65
		51-80%	M	2,695	10



Owner	0-30%	H	5,502	120
	31-50%	M	2,741	120
	51-80%	H	5,757	120
Special Populations (including disabled)	Housing Priorities and Strategies for Special Populations are covered in the Maricopa Consortium Consolidated Plan.			
Total Goals				1,667 <sup>3</sup>
Total 215 Goals				1,667

#### Non-Housing Community Development Priority Determination:

As stated in Section I of the Consolidated Plan, non-housing community development needs and priority determinations were determined by collecting available data, soliciting public comment, through survey instruments, an analysis of existing programs and services, and by considering the amount of community development resources that will be available to the City of Scottsdale during FY 2000-2004.

Public Facility needs received MEDIUM priority designations for neighborhood facilities and parks and/or recreation facilities. CDBG funds will unlikely be available for neighborhood or recreational public facility purposes, however, Capital Improvement Plan (CIP) funding will be utilized to assist public facilities which will either be located in low income neighborhoods or serve low income residents. While it is difficult to estimate the impact that the City's CIP will have on low and moderate income neighborhoods for the purposes of the five year plan, the City's Consolidated Annual Performance and Evaluation Report (CAPER) will reflect progress made in those areas. "Other public facility needs" also received a MEDIUM priority designation as Scottsdale is seeking ways to develop an adult day care facility to serve low income seniors in need of this service.

Only those activities that have been identified as being viable Community Development Block Grant (CDBG) projects over the next five years, based on current funding levels, are reflected in the priority analysis below. However, if an increase in funding becomes available, or should local priorities and/or the quality of innovative funding proposals change over the next five years, the priorities identified below will not preclude the City of Scottsdale from funding such proposals.

<sup>3</sup> Includes rental assistance, homebuyer assistance, single family rehabilitation and multi-family acquisition and rehabilitation utilizing Section 8, CDBG, HOME, and local general funds.

<b>PRIORITY COMMUNITY DEVELOPMENT NEEDS</b>	<b>Priority Need Level</b> High, Medium, Low, No Such Need	<b>Estimated Priority Units</b>	<b>Estimated Dollars to Address</b>
<b>PUBLIC FACILITY NEEDS</b>			
Neighborhood Facilities	Medium	1	\$100,000
Parks and/or Recreation Facilities			
Health Facilities			
Parking Facilities			
Solid Waste Disposal Improvements			
Asbestos Removal			
Non-Residential Historic Preservation			
Other Public Facility Needs	Medium	2	\$200,000
<b>INFRASTRUCTURE</b>			
Water/Sewer Improvements			
Street Improvements			
Sidewalks			
Sewer Improvements			
Flood Drain Improvements			
Other Infrastructure Needs			
<b>PUBLIC SERVICE NEEDS</b>			
Handicapped Services	High	150	\$110,250
Transportation Services	Medium	*	*
Substance Abuse Services	Medium	*	*
Employment Training	Medium	*	*
Health Services	Medium	*	*
Other Public Service Needs <sup>4</sup>	High	1,000	\$410,000
<b>ANTI-CRIME PROGRAMS</b>			
Crime Awareness			
Other Anti-Crime Programs			

<sup>4</sup> Includes Domestic Violence- and Homeless-related services.

<b>YOUTH PROGRAMS</b>			
Youth Centers			
Child Care Centers			
Youth Services	High	1,485	100,000
Child Care Services	Medium	*	*
Other Youth Programs	Medium	*	*
<b>SENIOR PROGRAMS</b>			
Senior Centers	Medium	1	\$250,000
Senior Services	High	1,050	\$270,375
Other Senior Programs			
<b>ECONOMIC DEVELOPMENT</b>			
Rehab; Publicly- or Privately - Owned Commercial/Industrial			
CI Infrastructure Development			
Other Commercial/Industrial Improvements			
Micro-Enterprise Assistance <sup>5</sup>			
ED Technical Assistance <sup>2</sup>			
Other Economic Development <sup>6</sup>			
<b>HOUSING PRESERVATION</b>			
Single Family Housing Rehab.			\$3,530,000
<b>PLANNING</b>			
Planning	Medium	1	\$50,000
<b>TOTAL ESTIMATED DOLLARS NEEDED:</b>			\$5,020,625

\*Unable to estimate based on all available data.

<sup>5</sup> Includes Arizona Technology Incubator (ATI) program, funded primarily through Scottsdale IDA proceeds and leveraged with contributions from the business community.

<sup>6</sup> Includes the potential use of City and/or County IDA tax-exempt bond proceeds for the acquisition, rehabilitation and/or new development of mixed income affordable housing.

## SECTION 2.2: Housing and Community Development Resources

The City of Scottsdale expects to receive **\$5,542,500** in Community Development Block Grant (CDBG) funds between FY 2000-2004, based on the City's funding history, and expects to allocate approximately **\$4,542,500**<sup>7</sup>. Total estimated dollars needed to address the identified community development priorities equals a minimum gap in funding of **\$478,125** during the five year reporting period. However, This gap is artificially low, because the numbers reflected in the table above reflect the areas where the City of Scottsdale intends to direct funding based on only those funds the City will likely have available through the CDBG program. If the City of Scottsdale funded all of the requests for funding from local service providers, Scottsdale would need approximately **\$6,776,600**, which would leave a funding gap of approximately **\$2,234,100** during the five year reporting period. While we recognize that increases in CDBG funding are likely during the reporting period, we have utilized the \$5,542,500 for consolidated planning purposes. The anticipated gaps in funding for priority housing and community development services will easily accommodate a larger block grant without the need to revise the 5 Year Consolidated Plan. However, the City of Scottsdale reserved the right to amend the Consolidated Plan should a change in circumstances require such an amendment.

Scottsdale also intends to leverage CDBG resources, to the extent possible, with local general funds, Capital Improvement Plan funds, bond resources, HOME funds, non-profit resources, foundation grants, tax credits, State Housing Funds, and other identified resources to meet additional needs in the community.

## SECTION 2.3: Strategic Plan, FY 2000-2004

The strategic plan is the 5 Year blueprint that establishes general goals and implementation strategies for the expenditure of CDBG resources during FY 2000-20004. It should be noted that these goals are subject to change given the following circumstances:

- Dynamic changes in the structure, priorities, delivery mechanisms and statutory and regulatory controls governing local, state and federal community development programs;
- Changes in demographic and socio-economic factors affecting the City of Scottsdale, especially in consideration of the upcoming Census 2000 effort;
- Annual changes in priorities, objectives, strategies and goals for the City of Scottsdale as determined by the City Council, the Human Services Commission, the Housing Board, and/or staff; and
- The quantity and quality of annual requests made to the City of Scottsdale for CDBG resources.

### Housing-Related Strategic Plan:

The Consolidated Plan regulations found at 24 CFR §91.215 guide the development of the Strategic Plan component of the Consolidated Plan. The required strategic plan components related to affordable housing, homelessness, other special needs, barriers to affordable housing, lead-based paint hazards, anti-poverty strategy, institutional structure and coordination are addressed on a consortium-wide basis and can be found in the Maricopa Consortium Consolidated Plan. The public housing and resident initiatives component does not apply directly to Scottsdale, as Scottsdale does not contain public housing units. However, this section can also be found in the Maricopa Consortium Consolidated Plan. The City's program monitoring will also comply with the procedures established in the Consortium plan. For a copy

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<sup>7</sup> Assuming an administrative reserve of 18% per annum.

of this plan, contact the Maricopa County Community Development Department at (602) 240-2210.

#### Non-Housing Community Development Strategic Plan:

The non-housing community development strategic plan is a five year blueprint for the community in identifying how the City of Scottsdale will invest its CDBG and other leveraged resources during the five year period between FY 2000-2004. While this portion of the strategic plan is technically considered a non-housing plan with a focus on public facilities, infrastructure, public services, and economic development, select housing-related activities are included in this portion of the plan as they directly relate to CDBG-eligible activities that will be carried out by the City of Scottsdale during the reporting period.

**I. Public Facility Needs** – Activities in this category include senior centers, adult day care facilities, youth centers, neighborhood facilities, child care centers, parks and recreation facilities, health facilities, parking facilities and other public facilities. The City of Scottsdale has and will continue to consider the commitment of CDBG eligible public facility resources for priority projects outside its corporate limits based on either the number of Scottsdale residents served, or based on the percentage of Scottsdale's share of the Maricopa County population.

- **GOAL #1:** Commit public facilities resources designed to further the Continuum of Care for homeless persons in the region.
  - ❑ **OUTPUT:** By June 2005, commit at least \$100,000 of community development resources towards the public facility needs of homeless facilities within the Maricopa County Continuum of Care system.
  - ❑ **OUTCOME:** As a result of this investment, a minimum of 5 homeless families will benefit from emergency and/or transitional facilities to assist them in achieving self-sufficiency.
- **GOAL #2:** Encourage the development of facilities for Scottsdale's growing senior population.
  - ❑ **OUTPUT:** By June 2001, seek opportunities to commit up to \$100,000 of community development resources towards an adult day care facility in Scottsdale.
  - ❑ **OUTCOME:** At least 20 Scottsdale senior citizens in need of daily care will have a facility to assist their needs while their primary caretakers maintain employment. Currently, the closest such facility is located in Phoenix.

**II. Public Service Needs** – Activities in this category include services for seniors, persons with disabilities, youth, employment and training, crime awareness, substance abuse, fair housing counseling, landlord/tenant counseling, child care and health services, as well as other public service needs. The City of Scottsdale has and will continue to consider the commitment of CDBG eligible public service resources for priority projects outside its corporate limits based on either the number of Scottsdale residents served, or based on the percentage of Scottsdale's share of the Maricopa County population.

- **GOAL #1:** On a continuing basis, strategically commit up to 15% of CDBG resources, leveraged with other locally-committed public service dollars, for priority public service projects inside and outside the corporate limits with the highest level of funding considerations to agencies that best serve Scottsdale's priority needs,

- participate in local collaborative efforts with other service agencies, and demonstrate the ability to leverage federal funds with other funds secured by the service provider.
- ❑ OUTPUT: By June of 2005, Scottsdale will allocate approximately \$825,000 in CDBG resources for priority public service needs, leveraging those funds with approximately \$1,000,000 in residents contributions through the Scottsdale Cares Utility Billing Program, and an additional \$750,000 in local general funds.
  - ❑ OUTCOME: This community investment, leveraged with funds committed by other grant programs and local service providers, will serve the comprehensive needs of hundreds of Scottsdale's low and moderate income seniors, disabled, and disadvantaged youth and families.
- GOAL #2: Commit public service resources to meet the needs of Scottsdale's growing senior population.
    - ❑ OUTPUT: On an annual basis, provide a percentage of public service resources for the basic needs of senior citizens, including nutrition, case management, mentoring, counseling, socialization, home-based services, transportation, legal services and the like.
    - ❑ OUTCOME: As a result of this investment, more low and moderate income seniors will have access to increased services to meet their basic needs.
  - GOAL #3: Commit public service resources designed to further the Continuum of Care for homeless persons in the community and in the metropolitan region as a whole.
    - ❑ OUTPUT: On an annual basis, provide a percentage of public service resources to meet the needs of homeless families and individuals entering all levels of the regional continuum of care system, including case management, referral services, training, nutrition, self-sufficiency, program administration and operations, transportation, financial counseling and related services.
    - ❑ OUTCOME: As a result of this investment, homeless families and individuals in Scottsdale and in the surrounding area will continually have access to increased emergency and transitional homeless services.
  - GOAL #4: Commit public service resources to meet the needs of Scottsdale's physically and/or mentally challenged population.
    - ❑ OUTPUT: On an annual basis, consider funding a percentage of public service resources to meet the needs of the physically and mentally disabled through job training, obtaining and maintaining employment, counseling, transportation, information and referral, accessibility, and related services.
    - ❑ OUTCOME: As a result of this investment, Scottsdale's physically and mentally challenged population will have increased access to services to meet their basic needs, will find employment opportunities in the community, will have a greater potential of achieving financial independence and will have greater accessibility options throughout the community.
  - GOAL #5: Commit public service resources to meet the needs of Scottsdale's disadvantaged youth and families.
    - ❑ OUTPUT: On an annual basis, consider funding a percentage of public service resources to meet the needs of Scottsdale's youth and families through services such as counseling, ESL, after school programs, domestic violence-related services and prevention, mentoring, self-sufficiency, information and referral, clothing, healthcare, housing services, financial and

credit counseling, parenting, job placement, home maintenance, legal services, access to benefits, and other related services.

- ❑ OUTCOME: As a result of this investment, Scottsdale's disadvantaged youth and low and moderate income families will have greater access to basic services in an effort to achieve and maintain financial independence and self-sufficiency.

**III. Housing Needs** – Activities in this category include homeowner rehabilitation, housing services, preservation, counseling, and other housing-related activities under CDBG eligibility criteria.

- GOAL #1: Commit significant resources for housing preservation, primarily in aging areas of the City of Scottsdale.
  - ❑ OUTPUT: By June 2005, commit at least \$2,500,000 in Community Development Block Grant funding for a variety of housing rehabilitation programs, including emergency rehabilitation, single family homeowner rehabilitation, transitional housing rehabilitation and/or multi-family rehabilitation to preserve the quality of approximately 50 residences per year in Scottsdale, directly impacting the lives of at least 100 low and moderate income citizens.
  - ❑ OUTCOME: As a result of this investment, Scottsdale's aging housing stock, especially those units owned and/or occupied by low and moderate income residents, will maintain a higher level of quality which will assist in preserving the integrity of Scottsdale's older neighborhoods.

**IV. Affirmatively Furthering Fair Housing** – The Consolidated Plan regulation (24 CFR 91) requires each state and local government to submit a certification that it is affirmatively furthering fair housing. This means that it will

- (1) conduct an analysis of impediments to fair housing choice,
- (2) take appropriate actions to overcome the effects of impediments identified through that analysis, and
- (3) maintain records reflecting the analysis and actions.

Scottsdale prepared an ***Analysis of Impediments to Fair Housing Choice*** in 1996. The document was substantially augmented in 1997 and further supported by the ***Strategy for the Preservation and Development of High Quality, Safe and Affordable Housing***, formally adopted in July of 1999.

The *Strategy* established a vision that “As a “Most Livable City”, Scottsdale supports an environment that enables those men and women who live and work here to have opportunities to find high quality, safe and affordable homes in this Community.” It recognizes that the most significant impediment to fair housing choice arises from the availability and cost of land. It identifies specific strategies to:

- Connect the owners of “opt-out” properties with people and resources that have the best possibility of preserving affordability,
- Require developers seeking to remove affordable units to “include in the RFP a plan that will replace, one-for-one, on- or off-site, the number of housing units that are to be displaced by the proposed redevelopment project.”
- Pursue additional Section 8 vouchers whenever HUD makes them available.
- Include the Housing Board in the revision of Scottsdale's General Plan, with

particular emphasis on the Housing Element.

While the City is having good success securing and allocating resources available for preservation, neighborhood concerns about new affordable housing development do rise to the level of NIMBY (Not In My Back Yard). The City is currently involved in various education efforts regarding the need for, and quality of, present day affordable housing development.

Scottsdale continues to advertise the availability of fair housing referral services from the Community Assistance Office.

These are concrete activities currently being undertaken by the City of Scottsdale to increase opportunities for fair housing choice by our citizens.

## **V. Neighborhood Revitalization Strategy Designations**

Community Development Block Grant regulations make provisions for the creation of neighborhood specific revitalization strategies that involve all of the stakeholders in a neighborhood in a comprehensive commitment to neighborhood building, economic development, public services and residential preservation and development. There are no additional resources available for the community but the designation does allow for moderately increased flexibility in the use of CDBG funds.

At the time of preparation of the Consolidated Plan, there has been no specific application for a Neighborhood Revitalization Strategy designation. However, the City has a variety of active neighborhood associations, some of which are in predominantly low and moderate-income areas. It is highly likely that during the 5 Year period covered by this Consolidated Plan, at least one of these neighborhoods will come forward with a proposal for a comprehensive revitalization strategy.

The City would seriously consider an active partnership with such a neighborhood and would process the request for that designation during the preparation of the next Annual Plan. The minimum components for consideration of such a strategy would be:

- That the neighborhood identified in the request have a population that is at least 51% low and moderate-income,
- That the strategy include an assessment of need, goals and measurable objectives for:
  - Job-creation and retention,
  - Preservation and/or development of quality affordable housing,
  - Other needed public improvements.
- Commitments from the participant stakeholders for the proposed term of strategy implementation.

Upon approval of the City Council, the City will submit a separate request to the Department of Housing and Urban Development for approval of a Neighborhood Revitalization Strategy and will work with both HUD and the neighborhood to secure HUD approval of the strategy. Allocations of CDBG funds to implement the strategy will be contingent on HUD's approval of the strategy.



**SECTION 3.0: FY 2000-2001 Annual Action Plan**

*Reserved*



October 29, 1999

**DEAR SCOTTSDALE SERVICE PROVIDER:**

As many of you know, the City of Scottsdale, along with every other entitlement community in the United States, is currently developing its Five Year Consolidated Plan to the U.S. Department of Housing & Urban Development for FY 2000 – FY 2004.

There are two critical pieces of the Consolidated Plan that will effect your agency either directly or indirectly over the next five years. The first critical piece is the identification of "need" for services to low and moderate income households by service area. The second critical piece, which must be directly related to the identified need, is the portion of the plan where we prioritize each service area and determine where we will expend our Community Development Block Grant funds between the Fiscal Years 2000 to 2004. **Our estimated allocation of CDBG funds over this time period is \$5,542,500.**

We are currently in the process of determining levels of need for each service area eligible for funding under the CDBG and HOME programs. Your input in this process is critical, and may directly impact the outcome of the Consolidated Plan and how the City of Scottsdale allocates its block grant funding. Please be sure to fill out the attached survey and return it to the City of Scottsdale Community Assistance Office no later than Friday, November 19, 1999.

If you have any questions related to the Consolidated Plan process, please feel free to contact me anytime at (480) 312-7408.

Sincerely,

A handwritten signature in black ink, reading "Brian Swanton". The signature is fluid and cursive, with the first name "Brian" and last name "Swanton" clearly distinguishable.

Brian Swanton  
Housing Development Specialist

Enclosure

# City of Scottsdale Consolidated Planning Survey

*Sponsored by the Scottsdale Community Assistance Office*



The City of Scottsdale Community Assistance Office (CAO) administers the federal Community Development Block Grant (CDBG) program. This program brings in just over \$1 Million annually to the City for eligible housing and community development programs that serve the needs of low and moderate-income households in the community.

We are currently in the "needs assessment" stage of our 5 year Consolidated Planning process. As part of our efforts to involve the community and its service providers in identifying Scottsdale's level of need, we would greatly appreciate your feedback through the completion of this survey.

If you have any questions regarding any aspect of this survey, please contact Brian Swanton, Housing Development Specialist in the Community Assistance Office at (480) 312-7408.

1. Name & Title:

2. Organization:

3. Address:

4. City, State, Zip:

5. Has your organization ever received CDBG funding from Scottsdale?      Yes      No

6. Which zip codes in Scottsdale does your agency serve? (see attached map)

7. The following is a list of eligible CDBG activities. Please specify which types of services your organization provides? (check all that apply)

<input type="checkbox"/>	Affordable Housing	<input type="checkbox"/>	Employment	<input type="checkbox"/>	Homeowner Rehabilitation
<input type="checkbox"/>	Child Care	<input type="checkbox"/>	Disabled	<input type="checkbox"/>	Senior Services
<input type="checkbox"/>	Domestic Violence	<input type="checkbox"/>	Legal Services	<input type="checkbox"/>	Transitional Housing
<input type="checkbox"/>	Homeless	<input type="checkbox"/>	Property Acquisition	<input type="checkbox"/>	Health Services
<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Emergency Shelter	<input type="checkbox"/>	Economic Development
<input type="checkbox"/>	Youth Services	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

8. Referring to the table in Question #7 above, please list what your organization sees as the top three need categories in Scottsdale:

	(a) Need Category	(b) *Units of Service Industry Could Meet	(c) **\$ Amount Required To Meet Need
#1.			
#2.			
#3.			

\* Please indicate the number of units, persons, households, etc. that the current service network could reasonably serve from Scottsdale if funding availability were not an obstacle. (ex: 500 housing units; 1700 youth; 340 homeless families with children; 79 victims of domestic violence; 492 transit riders, etc.) Please be as specific as you have to be. This number should reflect the needs of Scottsdale residents in particular to your greatest ability.

\*\* This number should reflect the average dollar amount to meet the need for a single unit of service (i.e. youth counseling, senior meals, drug abuse prevention, affordable housing development, etc.) multiplied by the number of persons or households that the

**NOTICE OF PUBLIC HEARING TO BE CONDUCTED BY  
THE CITY OF SCOTTSDALE  
COMMUNITY ASSISTANCE OFFICE  
ON THE FY2000-2004 HUD CONSOLIDATED PLAN**

**Hearing on Affordable Housing and Community Development Needs and  
Priorities**

The City of Scottsdale Community Assistance Office will hold a public hearing to obtain the views of interested persons on affordable housing and community development needs and priorities within the city of Scottsdale. The meeting will be held on Friday, October 29, 1999 at 11:00am at the Civic Center Library Auditorium, located at 3839 Civic Center Blvd. in Scottsdale, Arizona, which is handicapped accessible.

**Consolidated Plan**

The City of Scottsdale Community Assistance Office is required to complete a Consolidated Plan (CP) which represents a needs assessment and investment guide for the Community Development Block Grant (CDBG) program. The CP covers a five-year planning horizon (FY2000-2004) concerning regional affordable housing and community development needs, objectives and strategies.

The City of Scottsdale will hold an additional public hearing once the plan is in draft form. The topics to be covered will include, but not be limited to, public comment on the draft 5-year Consolidated Plan, Annual Action Plan for Year 1, and applicable FY1998 program performance reports. For further information and/or facts about this forthcoming public hearing, please contact Brian Swanton, Housing Development Specialist at (480) 312-7408.

**Minutes  
Public Hearing on the  
5-year Consolidated Plan  
Thursday, January 27, 2000  
Horizon Community Center  
Lecture Theater  
15444 N. 100<sup>th</sup> Street  
5:00 pm**

CALL TO ORDER

Paul Ludwick, Human Services Manager called the public meeting to order at 5:10pm.

5-YEAR CONSOLIDATED PLAN

Mr. Ludwick gave a brief overview of the 5-year Consolidated Plan for the City's Community Development Block Grant and HOME Investment Partnership Program. This hearing meets a time-critical citizens input requirement for federal grants. It has been publicly advertised both as a hearing as a part of the Human Services Commission meeting scheduled for this evening and as a hearing by the Community Assistance Office staff. This was done to insure that the information could be presented and your comments received whether or not there was a quorum present for the Commission meeting.

The hearing will begin with a presentation by Brian Swanton. He will summarize the federal requirements for the consolidated planning process and will discuss what has happened up to this point and what will happen after this evening's hearing.

After Mr. Swanton has completed his remarks we will take public comment from the people here this evening. Those comments will be summarized and included in the final document, which will be presented to City Council for their approval on March 20, 2000. The speakers will be called in the order that the Speaker/Citizen Comment forms were received.

Brian Swanton, Housing Development Specialist gave a brief explanation of the mandate of 24 CFR part 91 requiring the public hearing. This is the second of two hearings required by HUD. The Consolidated Plan has four parts. #1 needs assessment and market study, #2 priorities for CDBG assistance, what are priorities of the community, #3 strategies to meet those priorities and #4 one year action plan.

Brian provided the public an overview of the Consolidated Planning process, stressing the importance of public consultation and citizen participation. The Consolidated Plan and the Housing Agency Plan will each cover FY 2000-2004 of the CDBG and Section 8 programs, respectively. Total estimated funds available during this time will be approximately \$5,542,500 for the CDBG program and \$20,000,000 for the Section 8 program.

An overview of the priority levels and their meaning was provided, as well as an introductory presentation on the need for a strategic plan with measurable, time-sensitive objectives.

HUD's Consolidated Plan website – [www.hud.gov/cpd/conplan.html](http://www.hud.gov/cpd/conplan.html)  
Scottsdale's Consolidated Plan website – [www.ci.scottsdale.az.us/communityassistance](http://www.ci.scottsdale.az.us/communityassistance)

A question and answer period was held before citizen input was solicited. A citizen from the

audience asked what is the difference between Section 8 and CDBG was. Brian Swanton responded by discussing the general programmatic differences between the two programs, the eligible activities under each program, and the benefit criteria.

Citizen from the audience asked how does the \$5 million for CDBG and the \$20 million in Section 8 compare to the past. Mr. Swanton replied that the amount is about the same, the only increase is related to population growth and changes in the City's demographic make-up. The citizen asked if Section 8 is tied to minority qualifications. Mr. Swanton said no.

## **PUBLIC COMMENTS**

Mr. Ludwick called for anyone who would like to make public comments.

Joe Priniski, 9224 E. Hillery Way, Scottsdale, AZ 85260, would like to emphasize the need for Scottsdale to have affordable housing and rental assistance especially for the special needs population. The majority of the special needs population is on a fixed income of \$550 each month, which makes affordable housing a priority. Mr. Priniski, while representing himself as a citizen of Scottsdale, is also employed in the Health Services industry, working primarily with individuals who have developmental disabilities.

Mr. Ludwick thanked Mr. Priniski for his comments.

## **ADJOURNMENT**

Mr. Ludwick concluded the Public Hearing at 5:35pm.